
**CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION**

**September 8, 2016
Regular Session – 4:00 PM**

**Minutes
City Hall**

Council Chambers • 1737 Main Street • Columbia, SC

Members Present: Paul Bouknight, Ashby Gressette, Bowen Horger, John Powell, Tom Savory, Robert Wynn

Members Absent: Harris Cohn, LaToya Grate, Ryan Hyler

Staff: Amy Moore, Lucinda Statler, Staci Richey, John Fellows, Johnathan Chambers, Andrea Wolfe

I. CALL TO ORDER

The meeting was called to order by Chairperson Robert Wynn at 4:00 PM.

Ms. Moore noted changes to the agenda since publication.

II. CONSENT AGENDA

URBAN

1. **1400 Lady Street** (TMS# 11401-04-01) Request for CDA for exterior changes to existing building *City Center Design/Development District*

HISTORIC

2. **1350 Main Street** (TMS#09013-06-01) Request for a Certificate of Design Approval for signage. *Individual Landmark*
3. **2228 Rembert Street** (TMS#09012-06-15) Request for Certificate of Design Approval for exterior changes and for preliminary certification for the Bailey Bill. *Elmwood Park Architectural Conservation District*
4. **2150 Harden Street, Babcock Building** (TMS#11501-01-01p) Request for recommendation for landmark designation (for building wings). *Proposed Individual Landmark*

Motion by Mr. Gressette to accept the Consent Agenda as recommended by staff. Motion seconded by Mr. Savory. Consent Agenda approved 6-0.

III. REGULAR AGENDA

URBAN DESIGN

1. **1400 Lady street** (TMS# 11401-04-01) Request for CDA for exterior changes to existing building *City Center Design/Development District*
MOVED TO CONSENT
2. **933 Main Street** (TMS# 08916-06-03) Request for site plan approval for new construction. *City Center Design/Development District*

Johnathan Chambers, land development planner, presented the site plan request for construction of a twelve-unit apartment building. This property is about 13,000 sq. ft. and contains a 6,000 sq. ft. mixed-use building. Twenty-six off-street parking spaces are required whereas the applicant is proposing to provide twenty-one. The applicant has applied for a variance by the Board of Zoning Appeals for the remaining spaces.

Though there are many staff comments within the case summary, the majority of them are minor in nature and routine. Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.

Bradley Van Name, architect for the project, presented on the request for site plan approval.

Ford Elliott, applicant, real estate developer for the project, spoke on the request.

Wes Bolin, civil engineer for the project, spoke on structural concerns.

No one else spoke in favor or opposition of the request.

Motion by Mr. Powell to grant design approval for the site plan on 933 Main Street with all details deferred to staff, with City staff comments included.

Motion seconded by Mr. Horger.

Board discussion was held regarding with the order of approval as some Commission members felt zoning feedback should be received prior to site plan approval. Concerns were also voiced regarding the structural integrity of the proposed building.

Motion fails with 3-3 vote. Mr. Bouknight, Mr. Powell and Mr. Horger in favor of the motion; and Mr. Gressette, Mr. Savory and Mr. Wynn in opposition.

Motion by Mr. Wynn to deny the request based on the evident problem of providing parking spaces that meet requirements as part of the guidelines, as well as the need for variance limitation, and the structural design elements that are part of the site plan itself.

Motion seconded by Mr. Savory. Motion to deny passes, 6-0.

3. 933 Main Street (TMS# 08916-06-03) Request for Certificate of Design Approval for new construction. *City Center Design/Development District*

Lucinda Statler, urban design planner, presented the request for proposal is for a new residential apartment building over parking on the parcel with the former Nickelodeon Theater and Immaculate Consumption. The existing building will remain.

Staff Recommendation: Staff finds that many of the design guidelines have been met, however concerns remain, therefore recommends a conditional approval of the request, with the following items to be addressed:

- The storefront display windows be further developed to include what will be displayed, etc. possibly with One Columbia for Arts and History
- The upper floor fenestration calculations be provided;
- The pairs of windows at the eastern end of the front façade be placed consistent with the pairs on the western end;
- The parapet be lowered slightly to be in-scale with the façade;
- Brick color and other trim detail material samples be provided;

- More information about storefront details, fixtures, and any roof-mounted utility equipment be provided;
- The western end of the building be modified to provide a more solid appearance at the base.

Bradley Van Name, architect for the project, presented on the request for new construction.

No one spoke in favor or opposition of this application.

Board discussion was held regarding the structural integrity of the proposed building.

Commission members voiced concerned with the structural clarity of the building with regard to the guidelines for both the east and west elevation, particularly with the west elevation.

Motion by Mr. Gressette to deny the request for Certificate of Design Approval for 933 Main Street based on the comments of the denial of the site plan and awaiting zoning recommendations.

Motion seconded by Mr. Savory. Motion to deny passes, 6-0.

HISTORIC

4. 1621 Main Street (TMS#09014-10-12) Request for Certificate of Design Approval for exterior changes and for preliminary certification for the Bailey Bill. National Register District/City Center/Design Development District. **DEFERRED**
5. 1625 Main Street (TMS#09014-10-11) Request for Certificate of Design Approval for exterior changes and for preliminary certification for the Bailey Bill. National Register District/City Center Design/Development District. **DEFERRED**
6. **Waverly Protection Area** Request for recommendation of amended guidelines for the extant Waverly Protection Area. Waverly Protection Area (bounded by Gervais, Harden, Taylor, and Millwood).

Staci Richey, preservation planner, presented on the Waverly Protection Area.

After several presentations by the City over the years and an apparent ebb and flow in the priorities of the neighborhood, the neighborhood re-energized the conversation in late 2015 and its leadership formally requested that staff proceed with the process of updating and strengthening the guidelines for the Waverly Protection Area.

As discussion about protecting buildings in Area B merged with concerns about strengthening Area A of the district, as well as adding review of parking lots to Area A, it seemed appropriate to simply combine the district into one singular district, without an Area A and B. Residential and non-residential buildings still have separate language for new construction as they have different design considerations, but this merger seems appropriate given the concerns of the neighborhood. It is worthwhile to note that the guidelines are not retroactive, and that they are only applied when someone is initiating a project themselves.

City Staff has presented a number of options to the neighborhood and has used best preservation practices as well as a practical understanding of the loss of historic fabric in the area on existing

buildings to craft the proposed, updated guidelines. Unique in its history, this neighborhood has a story unlike any other in the City, and what is left is entirely deserving of continued protection.

Staff Recommendation: Staff recommends a recommendation by the D/DRC to the City Council for adoption of the updated Waverly Protection Area guidelines and the updated map, which makes a single district.

Frank Houston, president of the Historic Waverly Neighborhood and resident of the Historic Waverly Community, spoke on the request. Mr. Houston noted people of importance in the area, and provided an extensive history of the neighborhood. He requested the Commission recommend approval of the amended guidelines.

Approximately 20 neighborhood residents were in attendance and voiced support of the amended guidelines.

Other persons voicing support of the overlay protection for the area:

- Betsy Kaemmerlen, resident and former D/DRC member
- Seth Rose, representing the Waverly Neighborhood on Richland County Council
- Tina Marshall Bradley, resident and webmaster for the Waverly Neighborhood website
- William (Willie) Dessau, resident
- Anna Redwine, on behalf of the Coalition of Five Points Neighbors

Person who spoke in opposition of the request:

- Ray Bryson, property owner / commercial property owner

David Barry, contractor/homebuilder, spoke

Mr. Gressette applauded the efforts, interests and leadership of these neighbors and friends.

Motion by Mr. Gressette to recommend the amended guidelines and map for the Waverly Protection Area to City Council.

Motion seconded by Mr. Savory. Motion approved 6-0.

1. 1311 Summerville Avenue (TMS#09113-02-04) Request for Certificate of Design Approval for exterior changes. *Cottontown Architectural Conservation District*
2. 2130 Senate Street (TMS#11406-11-10) Request for Certificate of Design Approval for changes to approved plans on new construction. *Old Shandon/Lower Waverly Protection Area*
3. **1721 Gadsden Street** (TMS#09010-10-09) Request for Certificate of Design Approval for exterior changes, addition, and for preliminary certification for the Bailey Bill. *Group III Individual Landmark*

Staci Richey, preservation planner, presented the request for exterior changes and an addition to the building with a plan to re-establish a historically appropriate façade and open porch as the owners intend to restore the exterior to its historic appearance, and for preliminary certification for the Bailey Bill

Staff Recommendation: Staff finds that the project complies with Sec. 17-674(d) of the City Ordinance and recommends a Certificate of Design Approval with the following conditions:

- That the proposed paired windows on the façade be reduced to single windows, compatible in size with the historic windows on the building
- That any additional transom or sidelight detail for the front door be worked out with staff;
- That the foundation not gain any paint or parge coat on non-coated brick, but that the foundation under the non-original bay may be painted or veneered as it has already been painted;
- That the new porch columns be reduced to an 8 inch width maximum, but could be 6 inches;
- That any original windows be repaired, but if beyond repair as determined by staff, that they be replaced in kind with wood windows matching the profiles of the original;
- That if any historic details are discovered during demolition affecting the proposed façade or porch arrangement, alterations to the design can be worked out with staff ;
- All details be deferred to staff

Dale Marshall, architect for the project, spoke on the design of the project.

Maureen O'Hare, property owner, spoke about the project.

No one else spoke in favor or opposition of the request.

Motion by Mr. Savory to grant the request for Certificate of Design Approval for exterior changes, addition, with the following:

- **That the proposed paired windows on the façade be reduced to single windows, compatible in size with the historic windows on the building;**
- **That any additional transom or sidelight detail for the front door be worked out with staff**
- **That original masonry on the foundation walls that is not painted be left unpainted, and any new materials in the foundation and treatment of whether they are painted or parged be reviewed and worked out with staff;**
- **That any original windows be repaired, but if beyond repair as determined by staff, that they be replaced in kind with wood windows matching the profiles of the original;**
- **That if any historic details are discovered during demolition affecting the proposed façade or porch arrangement, alterations to the design can be worked out with staff.**

Motion seconded by Mr. Powell. Motion approved 6-0.

Staff finds that the project generally complies with Sec. 17-698 of the City Ordinance and recommends preliminary certification for the Bailey Bill with the following conditions:

- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-698;
- That the proposed paired windows on the façade be reduced to single windows, compatible in size with the historic windows on the building;

- That any additional transom or sidelight detail for the front door be worked out with staff;
- That the foundation not gain any paint or parge coat on non-coated brick, but that the foundation under the non-original bay may be painted or veneered as it has already been painted;
- That the new porch columns be reduced to an 8 inch width maximum, but could be 6 inches;
- That any original windows be repaired, but if beyond repair as determined by staff, that they be replaced in kind with wood windows matching the profiles of the original;
- That if any historic details are discovered during demolition affecting the proposed façade or porch arrangement, alterations to the design can be worked out with staff ;
- All details deferred to staff

No one spoke in favor or opposition of the request for Certificate of Design Approval.

Motion by Mr. Powell to grant the request for preliminary Certificate of Design Approval with the following conditions as proposed by staff:

- the project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- all work meeting the standards for work as outlined in Section 17-698;
- that the proposed paired windows on the façade be reduced to single windows, as stated by the architect;
- that any additional transom or sidelight detail for the front door be worked out with staff,
- that the foundation be worked out with staff on a case-by-case basis as presented in the previous motions;
- that any original windows be repaired, but if beyond repair as determined by staff, that they be replaced in kind with wood windows matching the profiles of the original;
- that if any historic details are discovered during demolition affecting the proposed façade or porch arrangement, alterations to the design can be worked out with staff ;
- all details deferred to staff

Motion seconded by Mr. Gressette. Motion approved 6-0.

10. **1420 Hagood Avenue** (TMS#13902-01-18) Request for Certificate of Design Approval for changes to existing house and new construction for single family home. *Melrose Heights/Oak Lawn Architectural Conservation District*

Recusal by Mr. Savory from discussion and vote.

Staci Richey, preservation planner, presented the request to construct a highly energy efficient house that will also produce some energy through items like solar panels on the roof.

Two letters in support and one letter in opposition of the request were received.

Staff Recommendation: Staff finds that the proposal generally meets Section 5 of the guidelines and Section 17-674(f) of the City ordinance and recommends approval with the following conditions:

- That the carport is excluded from approval and that it be deferred to staff so that staff can determine visibility from the public right of way and make a decision for approval;
- That the proposed vinyl windows either be replaced with a window consistent with the guidelines or that they be concealed entirely by an exterior window that meets the guidelines, as determined by staff;
- That the paired windows gain a mullion between them;
- That at least one of the small windows is either removed or enlarged to a full size on the south wall;
- That the gable's faux half timbering be removed;
- That any new gable vent detail must be reviewed by staff;
- That the projecting bay be removed;
- That the front door be narrowed to a width similar to historic doors;
- That the curve at the base of the walls be removed;
- That the foundation retain a brick appearance but be minimized in depth in order to allow the siding or a skirt board to overlap the foundation in a way that is consistent with historic buildings; That all details be deferred to staff

John McLean, applicant, presented on the request.

Individuals who spoke in opposition or favor of the request:

- Mike Hopkins, neighborhood resident, voiced strong opposition to the request
- Marlene Mackey, neighborhood resident, supported staff comments
- Martha Fowler, neighborhood resident, voiced strong opposition to the request
- About ten other individuals from the neighborhood stood in opposition of the request

Individuals who spoke in favor of the request:

- Betsy Kaemmerlen, landscape architect, spoke in support of the request

Mr. McLean offered rebuttal to comments of opposition.

Anna Redwine, neighborhood resident, asked what would happen with the existing structure.

Mr. Wynn stated the existing structure is not under review as it is not part of this request.

Motion by Mr. Gressette to approve the request for Certificate of Design Approval for 1420 Hagood Avenue based on the recommendation that it generally meets Section 5 of the Guidelines and Section 17.6-74(f) of the City Ordinance with the following conditions:

- **That the carport is excluded from approval at this time, and that it be deferred to staff so that staff can determine visibility from the public right of way and make a decision for approval;**
- **That the paired windows gain a mullion between them;**
- **That any new gable vent detail must be reviewed by staff;**
- **That the front door be narrowed to a width similar to historic doors in the area;**
- **That other details be deferred to staff**

There being no second to the motion, the motion fails.

Motion by Mr. Powell to grant a Certificate of Design Approval for 1420 Hagood Avenue based on Section 5 of the Guidelines and Section 17.6-74(f) of the City Ordinance with the following conditions:

- That the carport is excluded from approval at this time, and that it be deferred to staff so that staff can determine visibility from the public right of way and make a decision for approval;
- That the proposed vinyl windows either be replaced with a window consistent with the guidelines or that they be concealed entirely by an exterior window that meets the guidelines, as determined by staff;
- That the paired windows gain a mullion between them;
- That any new gable vent detail must be reviewed by staff;
- That the gable's faux half timbering be removed;
- That the front door be narrowed to a width similar to historic doors in the area;
- That other details be deferred to staff

Motion seconded by Mr. Gressette. Motion passes 3-2 with Mr. Bouknight and Mr. Wynn in opposition.

11. **2207 College Street** (TMS#11409-02-21) Request for Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area*

Staci Richey, preservation planner, presented the request for new construction of a single-family, two-story home on an existing vacant lot, which is located between two historic two-story residential buildings.

Staff finds that the proposal has some elements that comply with Section 4-A: Guidelines for New Construction of the guidelines and Section 17-674(f) of the City Ordinance and **recommends granting a Certificate of Design Approval** for a new single-family residence at 2207 College Street with the following conditions:

- Setback of the house shall be in line with adjacent houses;
- The fenestration on the left side elevation shall be revised to include one additional full-size window near the front on the second floor, and replacement of the diamond window with a full-size rectangular window on the first floor that is compatible with historic buildings, and with a consistent 3/1 pane configuration throughout;
- The fenestration on the right side elevation shall be revised to remove the transom window on the second floor and the wide horizontal three-lite window on the first floor; that two full size, vertical, rectangular windows will be added on the first floor in an appearance and pattern consistent with historic buildings;
- That any accent window must be square, not a diamond, and placed within a wall on a story that has at least two full size vertically oriented rectangular windows, and that it should be toward the middle or rear of the wall to follow historic patterns;
- That the driveway design first attempt to meet the city ordinance with a straight driveway and curb cut but if City Forestry staff determine the trees should stay then Option A of the submitted driveway will be used, with further details about width, length and materials worked out with staff;

- All details deferred to staff.

Dave Barry, property owner, spoke on the request.

No one spoke in favor or opposition of the request, therefore testimony closed for Board discussion.

Motion by Mr. Wynn to deny the request for Certificate of Design Approval for new construction based on the absence of features that meet the guidelines as presented.

There was no second to the motion; therefore the motion fails.

Motion by Mr. Bouknight to grant the Certificate of Design Approval for the single-family residence at 2207 College Street with the following conditions:

- Setback of the house shall be in line with adjacent houses;
- The fenestration on the left side elevation shall be revised to include one additional full-size window near the front on the second floor, and replacement of the diamond window with a full-size rectangular window on the first floor that is compatible with historic buildings, and with a consistent 3/1 pane configuration throughout;
- The fenestration on the right side elevation shall be revised to remove the transom window on the second floor and the wide horizontal three-lite window on the first floor; that two full size, vertical, rectangular windows will be added on the first floor in an appearance and pattern consistent with historic buildings;
- That any accent window must be square, not a diamond, and placed within a wall on a story that has at least two full size vertically oriented rectangular windows, and that it should be toward the middle or rear of the wall to follow historic patterns;
- That the driveway design first attempt to meet the city ordinance with a straight driveway and curb cut but if City Forestry staff determine the trees should stay then Option A of the submitted driveway will be used, with further details about width, length and materials worked out with staff;
- With further details regarding width, depth and materials to be worked out with staff;
- All details to be worked out with staff.

Motion seconded by Mr. Gressette. Motion passes 4-2 with Mr. Savory and Mr. Wynn in opposition.

12. 801 Florence Street (TMS#09105-08-01) Request for Certificate of Design Approval for exterior changes. *Earlewood Protection Area A* **WITHDRAWN**
13. 931-A Senate Street (TMS#08916-02-09) Request for Certificate of Design Approval for exterior changes. *West Gervais Commercial Historic District* **WITHDRAWN**
14. 1923-1925 Pickens Street (TMS#11404-01-05) Request for Certificate of Design Approval for exterior changes and for preliminary certification for the Bailey Bill. *Landmark District* **DEFERRED**
15. 2307 Wayne Street (TMS# 09011-01-01) Request for Certificate of Design Approval for new construction. *Elmwood Park Architectural Conservation District/Planned Unit Development* **WITHDRAWN**
16. Southeast corner of Gervais and Lincoln Streets (adjacent to 902 Gervais Street) Request for Certificate of Design Approval for new construction for a Visitor's Center. *West Gervais Historic Commercial District/City Center Design/Development District* **DEFERRED**

IV. OTHER BUSINESS

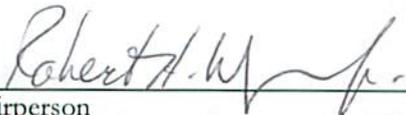
V. APPROVAL OF MINUTES

August minutes

Motion by Mr. Gressette to approve the August 11, 2016 minutes. *Motion seconded by Mr. Powell.* Motion approved 6-0.

VI. ADJOURN

There being no further business, motion to adjourn by Mr. Savory, seconded by Mr. Powell. Meeting adjourned at 7:36PM.



Chairperson

13 October 2016
Date

Respectfully submitted
Planning and Development Services Department